

## CITY OF SAN BRUNO



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.sanbruno.ca.gov>

### STAFF

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Margaret Netto, *Contract Planner*  
Pamela Thompson, *City Attorney*

### PLANNING COMMISSION

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, October 17, 2006  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m.

### Roll Call

### Pledge of Allegiance

<b>A.</b>	<b>Approval of Minutes</b>	September 19, 2006	
<b>B.</b>	<b>Communications</b>		
<b>C.</b>	<b>Public Comment</b>		<b>Actions</b> ↓
<b>D.</b>	<b>Announcement of Conflict of Interest</b>		
<b>E.</b>	<b>Public Hearings</b>		
<b>1.</b>	<b>181 Merced Drive (MM-05-016)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a Minor Modification to allow revisions to a previously approved addition, which continues a 4'-6" side yard setback and encroaches 2'-0" into the required side yard setback and modifies the exterior design of the previously approved design per Section 12.120.010B of the San Bruno Zoning Ordinance. Mike Youngberg (Applicant/Owner). <b>MM-05-16</b>	
<b>2.</b>	<b>436 N. San Anselmo Avenue (UP-06-024)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-2 (Low Density Residential)	Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline by 19 square feet per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Richard M. Caponuevo, Romoco Design Group (Applicant), Ismael Balderas (Owner). <b>UP-06-024</b>	
<b>3.</b>	<b>1237 Williams Avenue (MM-06-008, UP-06-25)</b>	Request for a Minor Modification and Use Permit to allow the construction of an	

	<p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	addition which increases the gross floor area by 71.8% and proposes to extend a 3' side yard setback along the right side property line per Section 12.120.010.A and 12.200.030.B.1 of the San Bruno Zoning Ordinance. Craig and Sharon Leary (Owners/ Applicant) <b>MM-06-008, UP-06-025</b>	
4.	<p><b>2061 Willow Way (UP-06-029)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	Request for a Use Permit for a single story addition, which would increase the existing floor area by 67% and where the 2 <sup>nd</sup> story front plane would not be setback five feet further than the front setback of the first story , per Section 12.200.030.B.1 & 12.200.010(B)(2) of the San Bruno Zoning Ordinance. Sergio Galmanez (Applicant) Iris Vasquez (Owner) <b>UP-06-029</b>	
5.	<p><b>373 Taylor Avenue (V-06-02)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-2 (Low Density Residential)</p>	Request for a Variance to allow left and right side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). <b>V-06-002</b>	
6.	<p><b>401 San Mateo Avenue (UP-06-22)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> C (Commercial District)</p>	<p>Request for a Use Permit to operate an auto repair service in conjunction with the operation of an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (Owner/ Applicant). <b>UP-06-022</b></p> <p>*This item to be continued to a date uncertain.</p>	
F.	<b>Discussion</b>		
1.	<b>City Staff Discussion</b>		
2.	<b>Planning Commission Discussion</b>		
G.	<b>Adjournment</b>		

***Note:** If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*